



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 033-12 2204 PARKWAY DRIVE MODIFICATION SEPTEMBER 5, 2012

APPLICATION OF GIL GARCIA, ARCHITECT FOR NICK KALIONZES, 2204 PARKWAY DRIVE, 025-171-031, R-3 MULTIPLE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2012-00070)

The 5,032 square-foot site is currently developed with a 1,032 square-foot single-family residence. A building permit was recently issued for a new detached two-car garage that has not yet been constructed. The proposed project involves the construction of a three-car garage with a 500 square-foot residential unit above.

The discretionary application required for this project is a Modification to allow a portion of the garage to encroach into the required six-foot interior setback (SBMC §28.21.060 & §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing facilities).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 8, 2012
2. Staff Memorandum, August 29, 2012.
3. Site Plans
4. Correspondence received in opposition to the project:
 - a. Joddi Leipner, Santa Barbara, CA.
 - b. Paula Westbury, Santa Barbara, CA.

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the Modification making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed garage is located to be sensitive to surrounding residential uses and allows for adequate parking to be provided on a narrow lot constrained by existing development, while maintaining all other zoning requirements.
- II. Said approval is subject to the following condition that any proposed hedges within the interior setbacks should be of a species that shall not exceed eight feet in height at maturity, and any existing hedges within the interior setbacks should also be maintained at a height not to exceed eight feet in height.

